

1. Will the proposed development increase speeding along East Street?

Response: *Speeding is a current problem and we do not believe Big Hoffa's PUD will add to this.*

2. Will the proposed development cause increased traffic at the intersection of East Street and State Road 32?

Response: *Yes, traffic may increase somewhat as Big Hoffa's is moving approximately .5 miles from current rented location. We support the roundabout plans for the intersection and are working with staff to provide for it.*

3. Will noise emanating from the proposed development be incompatible with adjacent uses?

Response: *One can observe current Big Hoffa's operation and ascertain that there is little to no noise increase from current traffic noise on State Road 32 and East Street.*

4. Will the smell or smoke emanating from the proposed development be incompatible with adjacent uses?

Response: *Same as item three, current operation demonstrates current and future conditions. The new smokers will have a smoke dampening system or a smoke extractor if you will. It sucks the smoke from the smoker through a long piped vent system and dissipates as it rises through the system, eventually going straight up in the air. This prevents the smoke from coming into the restaurant as well as thinning the smoke out as it reaches a higher altitude.*

5. Is the proposed buffer an adequate transition between adjacent and proposed uses?

Response: *Buffer to the North. We are working with staff and neighbors on providing a fenced and landscape buffer design to create a buffer. Along with meeting with Mrs. Baldwin and The Smith family to the North. We will be submitting the fence rendering as part of the landscape.*

6. Will alcohol consumption on the property adversely impact the adjacent neighborhoods?

Response: *Big Hoffa's is not a bar but rather a full service family restaurant with catering services.*

7. Will lighting for the proposed development be incompatible with adjacent uses?

Response: *The parking lighting will be designed to focus light down towards parking lot from the back fence to maintain a safe walking environment, while at the same time providing low lighting that is shielded from radiating into surrounding lots. Other safety lighting as per requirements. See architect's rendering of fence and lighting.*

8. Will the proposed development create safety issues for the daycare located within the proposed development?

Response: *We don't expect any impact to the daycare program at all as any connecting road to Hillcrest will not be built until such time the parcel where the day care is located is redevelopment. Further with the fence being built it will provide a barrier.*

9. Will the proposed development change the character and atmosphere of the adjacent neighborhoods?

*Response: We believe it will provide a positive economic impact to the area as the large investment and high quality of building will set a new standard for the East Street and East State Road 32 corridor commercial development, and will provide a full service indoor / outdoor restaurant gathering location that is a walking destination.*

10. Will the proposed development create drainage issues for the adjacent properties?

*Response: No, Terra Site Development will engineer the site to handle any drainage issues that arise from the project.*